

YUKON BUREAU OF STATISTICS

Yukon Rent Survey

June 2012

Highlights

- Yukon's June 2012 median rent of \$825 is the highest on record.
- Median rents were highest in Porter Creek and Riverdale, at \$900/month.
- Median rents were also highest in Town/Row Housing, at \$1,050/month.

Note: In the fall of 2011, the Yukon Rent Survey coverage was expanded to include any building with three or more rental units. In the process of this coverage expansion, a number of buildings with four or more units were also discovered. The addition of all of these buildings increased the number of units in the March 2012 survey and report by about 20%.

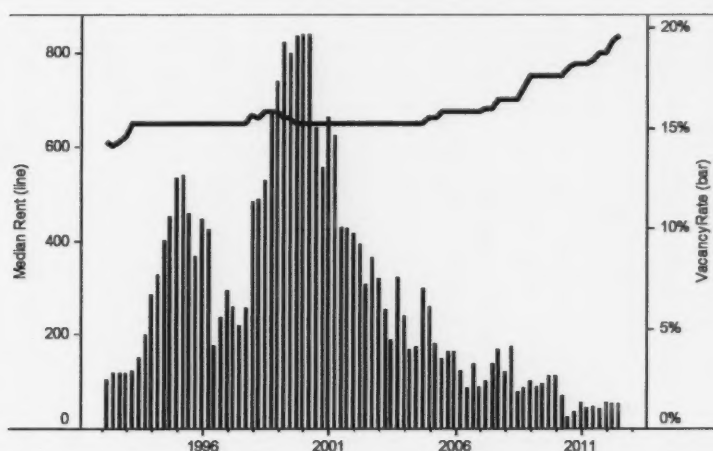
The Yukon Rent Survey is a Yukon Bureau of Statistics survey that is carried out in the third month of every quarter (March/June/September/December) in Whitehorse, Watson Lake and Dawson City. This survey began in Yukon in 1977 and has continued to the present with minor changes in survey design.

The survey, which consists of multi-unit rent housing, does not represent the entire rental housing market in Yukon. Buildings

with less than three units (such as houses, suites and duplexes), subsidized or government-owned housing, and informal or illegal units are not included in the survey.

Note that prior to 2012, buildings with less than four units were excluded from the survey. While the added 3-unit buildings comprise less than five percent of all units in the survey, figures prior to 2012 are not strictly comparable to subsequent numbers.

Whitehorse Median Rent and Vacancy Rate,
June 1992 to June 2012



Whitehorse Rent Summary, June 2012

Number of apartments in survey	1,019
Number of apartments vacant.....	13
Vacancy rate for all units	1.3%
Median rent for all units.....	\$835

- The median rent in Whitehorse in March, 1992 was \$610. Rents stayed relatively stable for the next 15 years, not reaching \$700 until the fall of 2007.
- Whitehorse's June 2012 median rent of \$835 is the highest on record, and 6.4% above the June 2011 figure of \$785.

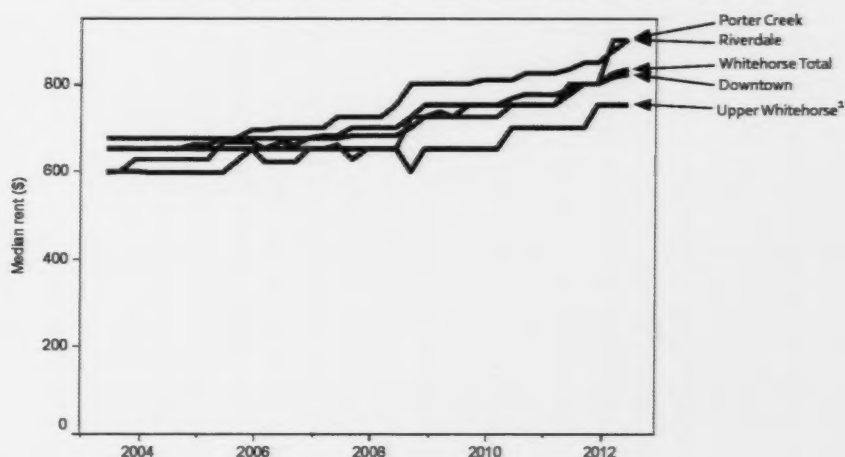
Other Sources of Housing Market Information:

- **Real Estate Report** - average house prices by subdivision and type of dwelling. http://www.eco.gov.yk.ca/stats/stats_princ.html#realestate
- **Census 2006 Housing and Shelter** - includes information on housing tenure (owned/rented/band housing) across Yukon as well as condition of dwelling. http://www.eco.gov.yk.ca/stats/pdf/2006_housing_and_shelter_costs.pdf
- **CMHC Renting in Yukon Factsheet** - Legal information on rental agreements specific to Yukon. http://www.cmhc-schl.gc.ca/en/co/reho/yogureho/fash/fash_013.cfm

Rents by Neighbourhood

- Median rents in Whitehorse have increased by 28% in the past ten years, rising to \$835 from \$650 in June 2003.
- Historically, Riverdale median rents have been the highest in Whitehorse. In March 2012, Porter Creek median rents surpassed Riverdale rents; however, rents were equal at \$900 in June.
- At the other end, in the last decade rents in Upper Whitehorse¹ have stayed at or near the bottom end of the scale. The June 2012 median rent of \$750 in Upper Whitehorse¹ was 11% lower than the Whitehorse Total median rent.

Median Rent by Whitehorse Subdivision, Jun '03 to Jun '12



Median Rent, Total Units and Vacancy Rate by Apartment Size and Location, June 2012

	Whitehorse				Upper			Yukon Total
	Whitehorse Total	Downtown	Porter Creek	Riverdale	Whitehorse ¹	Watson Lake	Dawson City ²	
Median Rent								
All	\$835	\$820	\$900	\$900	\$750	\$775	\$600	\$825
Bachelor	\$680	\$675	\$750	\$838†	\$750	\$675†	\$600†	\$675
1-Bedroom	\$850	\$850	\$850	\$950	\$700	\$638	\$700	\$850
2-Bedroom	\$850	\$850	\$1,250	\$810	\$940	\$875	\$600†	\$850
3+Bedroom	\$1,050	\$1,100	\$1,000	\$1,050	..	\$1200†	\$650†	\$1,050
Total Units								
All	1,019	435	45	403	136	41	11	1,071
Bachelor	144	87	5	4	48	3	4	151
1-Bedroom	355	233	20	67	35	12	5	372
2-Bedroom	433	104	11	265	53	23	1	457
3+Bedroom	87	11	9	67	..	3	1	91
Vacancies								
All	13	3	0	10	0	5	0	18
Bachelor	3	3	0	0	0	0	0	3
1-Bedroom	2	0	0	2	0	0	0	2
2-Bedroom	6	0	0	6	0	5	0	11
3+Bedroom	2	0	0	2	..	0	0	2
Vacancy Rate								
All	1.3%	0.7%	0.0%	2.5%	0.0%	12.2%	0.0%	1.7%
Bachelor	2.1%	3.4%	0.0%	0.0%	0.0%	0.0%	0.0%	2.0%
1-Bedroom	0.6%	0.0%	0.0%	3.0%	0.0%	0.0%	0.0%	0.5%
2-Bedroom	1.4%	0.0%	0.0%	2.3%	0.0%	21.7%	0.0%	2.4%
3+Bedroom	2.3%	0.0%	0.0%	3.0%	..	0.0%	0.0%	2.2%

.. = not applicable

¹ Upper Whitehorse includes Hillcrest, Takhini and Granger. This aggregation has been made due to small numbers of buildings in these subdivisions.

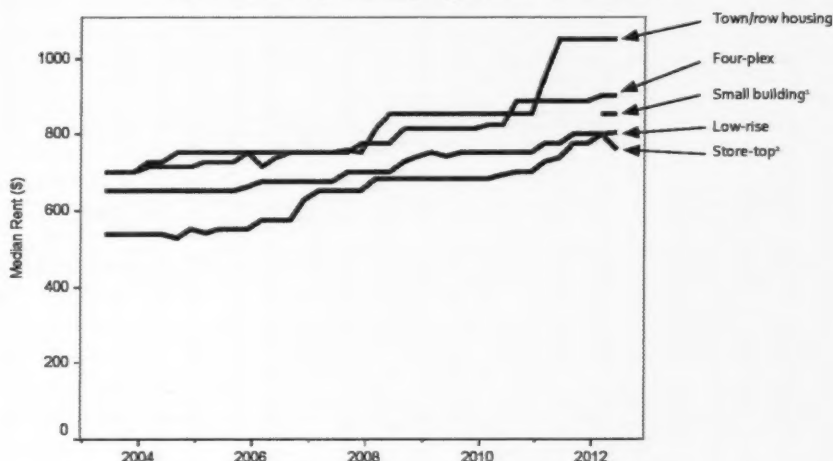
² Caution should be used when analysing data from Dawson City due to the small number of buildings in the community.

³ Use caution when analyzing data due to a small number of rental units within the category.

Rents and Vacancy Rates by Building Type

- There are, by far, more rental units in low-rise apartment buildings than in any other type of building in the Yukon Rent Survey.
- 'Small buildings'¹ were added to the Yukon Rent Survey scope as of the first quarter of 2012. In the second quarter, median rents of units in small buildings with 3+ bedrooms are the highest of any building/size category, coming in at 38% higher than the Yukon median for 3+ bedroom units.
- In the past ten years, comparing June 2003 to June 2012, the median rent has risen 50% in town/row housing, 29% for four-plexes, 23% for low-rise units, and 41% for store-top units.

Median Rent by Building Type, Jun '03 to Jun '12



- Within units surveyed by the Yukon Rent Survey, there were few vacancies outside of low-rise apartment buildings in June.

Median Rent, Total Units and Vacancy Rate by Apartment Size and Building Type, June 2012

	All Types	Small Building ¹	Four-plex	Low-rise ²	Store-top ³	Town/row housing
Median Rent						
All	\$825	\$850	\$900	\$801	\$757	\$1,050
Bachelor	\$675	\$788	\$513†	\$675	\$680	..
1-Bedroom	\$850	\$800	\$750	\$850	\$850	\$650
2-Bedroom	\$850	\$1,000	\$1,025	\$825	\$975	\$950
3+Bedroom	\$1,050	\$1,450	\$975	\$1,000	\$1175†	\$1,050
Total Units						
All	1,071	39	44	818	72	98
Bachelor	151	6	2	113	30	..
1-Bedroom	372	11	15	317	23	6
2-Bedroom	457	15	18	380	17	27
3+Bedroom	91	7	9	8	2	65
Vacancies						
All	18	0	3	11	2	2
Bachelor	3	0	0	1	2	..
1-Bedroom	2	0	1	1	0	0
2-Bedroom	11	0	2	9	0	0
3+Bedroom	2	0	0	0	0	2
Vacancy Rate						
All	1.7%	0.0%	6.8%	1.3%	2.8%	2.0%
Bachelor	2.0%	0.0%	0.0%	0.9%	6.7%	..
1-Bedroom	0.5%	0.0%	6.7%	0.3%	0.0%	0.0%
2-Bedroom	2.4%	0.0%	11.1%	2.4%	0.0%	0.0%
3+Bedroom	2.2%	0.0%	0.0%	0.0%	0.0%	3.1%

.. = not applicable

¹ Small Building indicates three rental units in one building.

² Low-rise units are in buildings with five or more units.

³ Store-top units are residential units in buildings which primarily contain commercial space.

[†] Use caution when analyzing data due to a small number of rental units within the category.

Median Rent and Total Units by Apartment Size and Decade of Construction, June 2012

	1930-1959	1960-1969	1970-1979	1980-1989	1990-1999	2000- Present	Unknown Year	All Years
Median Rent								
All	\$695	\$850	\$850	\$900	\$970	\$900	\$750	\$825
Bachelor	\$690	\$680	\$525	..	\$925+	\$825+	\$600	\$675
1-Bedroom	\$688	\$850	\$850	\$800	\$895	\$900	\$700	\$850
2-Bedroom	\$1,000	\$868	\$825	\$900	\$825	\$1,475+	\$815	\$850
3+Bedroom	\$1,450+	\$1,100	\$1,050	..	\$1,300	\$1,500+	\$1,600+	\$1,050
Total Units								
All	108	155	609	49	54	31	65	1,071
Bachelor	74	23	36	..	2	1	15	151
1-Bedroom	26	79	191	20	9	25	22	372
2-Bedroom	7	40	325	29	25	4	27	457
3+Bedroom	1	13	57	..	18	1	1	91

.. = not applicable

¹Use caution when analyzing data due to a small number of rental units within the category.

Inclusion of Utilities in Yukon Rent Prices

In addition to rent prices, the Yukon Rent Survey also asks whether utilities (i.e. heat, electricity and/or parking) are included in the rent price.

The table below shows the number of apartments by type of building which include utilities.

While 90% of rental units surveyed included parking, only 61% included heat (35% included electricity).

Store-top units were most likely to include heat, while small building units were most likely to include electricity.

Town/row housing units were least likely to include either.

Bachelor and 1-bedroom apartments were more likely to include heat and electricity than 2- and 3+ bedroom apartments.

	All Types	Small Building ¹	Four-plex	Low-rise ²	Store-top ³	Town/row housing
number of units with utility cost included in rent						
Heat	654	27	28	527	56	16
Electricity	377	24	12	295	30	16
Parking	964	33	44	732	57	98
All Units	1,071	39	44	818	72	98

¹ Small Building indicates three rental units in one building.

² Low-rise units are in buildings with five or more units.

³ Store-top units are residential units in buildings which primarily contain commercial space.

Yukon
Executive Council Office
Bureau of Statistics

Information sheet no. 53.70-Jul. '12
Next release: Oct 2012

Additional information:
Government of Yukon
Executive Council Office
Bureau of Statistics (A-8C)
Box 2703, Whitehorse, Yukon Y1A 2C6
Telephone: (867) 667-5640; Fax: (867) 393-6203
email: ybsinfo@gov.yk.ca
website: <http://www.eco.gov.yk.ca/stats/>